



Battle Creek Historic District Commission

Staff Report

Meeting: January 12, 2015

To: Historic District Commission

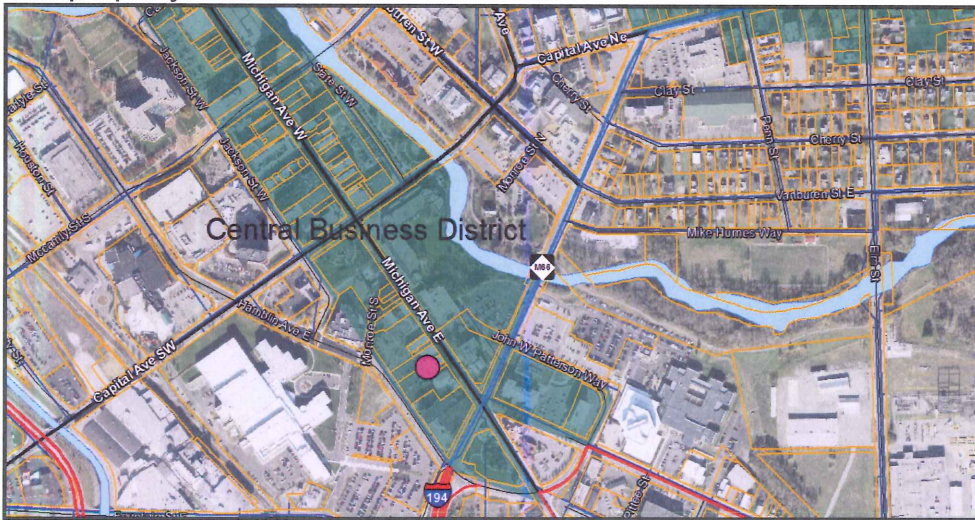
From: Glenn Perian, Senior Planner

Date: January 9, 2015

Subject: The petition filed by Community Health Care Connections for the issuance of a Determination of Appropriateness to install signs at 60 E. Michigan Avenue that will comply with zoning and historic district commission requirements.

Site:

The property is located in the Local Central Business Historic District.



Summary of Request

The proposed project includes the installation of new signage to identify Community Health Care Connections that meets zoning and HDC approval requirements for the issuance of a Certificate of Approval at property located at 60 E. Michigan Avenue. The Applicant has provided photos of what the signs will look like on the buildings and the free standing sign off of Hamblin and is expected to be at the meeting to answer any questions you may have related to the project.

Public Notice Requirements:

Public notice has occurred as outlined under MCL Section 399.205 Section 5 (6)...*"the business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of*

1976, as amended, being sections 15.261 of 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended.

Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install a business identification signs at the property located at 60 E. Michigan Ave.

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

(b) The Commission shall also consider all of the following:

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.**
 - (2) The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.**
 - (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.**
 - (4) Other factors, such as aesthetic value that the Commission finds relevant.**
- (c) The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements...**

And

1470.17 PRESERVATION OF HISTORIC FEATURES.

- (a) Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.** This project includes the installation of business identification signs at 60 E Michigan Ave. Staff believes that the signs are acceptable for approval and for the Commission to issue a Certificate of Appropriateness for the project.
- (b) The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.** The proposed work to the building is to add identification signage. Staff does not believe any historic or distinctive architectural features will be destroyed in the process.

- (c) ***All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** No materials or site work are being proposed that will create an earlier appearance and identification signs are needed for customers to locate the business.
- (d) ***Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** Staff does not think that this requirement applies to this project.
- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** Staff does not believe this requirement applies to this project.
- (f) ***Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources.*** This element does not apply to this project.
- (g) ***The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.*** This element does not apply to this project.
- (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*** Staff does not think this applies to this project.
- (i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*** Staff believes that the proposed work will meet this requirement for the project.
- (j) ***Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of***

the resource would not be unimpaired. This requirement does not apply to this project.
(Ord. 14-97. Passed 8-5-97.)

Recommendation:

The work proposed is for the purposes of identifying a business in the local Central Business District historic district at 60 E Michigan Avenue. The project is a necessity for the business and staff believes the proposed work complies with standards outlined in Chapter 1470 and should be approved. As contained herein, staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 "Historic Preservation", the Michigan Local Historic Districts Act or the Secretary of the Interior's Standards and Guidelines.

Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed work outlined in the plan submitted to install the proposed signage at 60 E. Michigan Ave., as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.

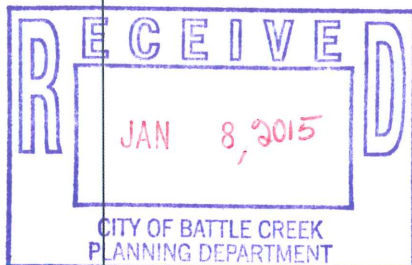


City of Battle Creek

Department of Planning and Community Development

77 E. Michigan Avenue, Ste. 204 • Battle Creek, Michigan 49017 • (269) 966-3320

www.battlecreekmi.gov



HISTORIC DISTRICT COMMISSION

Application for (check all that applies)

- ☒ Certificate of Appropriateness (for repairs or rehab projects)
☐ Notice to Proceed (for demolition requests)

Petition No. H-4-15

Date Received: 1-8-15

APPLICANT**

NAME: Community HealthCare Connections
ADDRESS: 60 East Michigan Avenue, Battle Creek, MI 49017
PHONE: 269-969-6494 FAX: 269-425-7925
EMAIL: scCook@checonnections.org ath: Susan Cook

OWNER (if different from applicant)

NAME: _____
ADDRESS: _____
PHONE: _____ FAX: _____
EMAIL: _____

**If the applicant is not the property owner, a letter signed by the owner agreeing to the application to the Historic District Commission must be included with the application.

SUBMITTAL REQUIREMENTS/EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 600 E. MICHIGAN AVE
602 E. Michigan Avenue, Battle Creek

Current use of the property: Free Health Clinic & Community Services

List existing structures on the property and the approximate age of each. _____

Two Story Brick Exterior Structure @ 110 years old.

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole.

Please see the attached document and pictures for
specific details. CHC is seeking approval for
window vinyl signage, two exterior signs mounted
to the structure, and one monument sign for
building identification.

Indicate in which manner the proposed work will result in changes to the size and/or appearance of the features outlined in this application.

The hanging signs will be secured to the building with
tape on anchors.

Does the work proposed include maintenance/repair of existing features of the structure, or will it create new features that do not currently exist?

New features will include a front protruding fascia sign
facing Michigan Avenue, similar to the surrounding
neighbor's signage.

Please indicate the existing building materials of the following structural features and the proposed materials if that feature is included as part of the application.

	Existing Materials	Proposed Materials (if applicable)
Roof	_____	_____
Windows	_____	_____
Siding	_____	_____
Foundation	_____	_____
Other <u>Exterior</u>	<u>_____</u>	<u>Aluminum Composite Signs</u>
<u>Hanging Signs + monument sign.</u>		

For Notice To Proceed requests only:

What options have you explored for the repair or relocation of the structure proposed for demolition?

SUBMITTAL REQUIREMENTS

As outlined in "HDC, Information and Procedure", each request requires supplementary items that thoroughly describe the existing structure and proposed project. These items are to be submitted with the completed application; incomplete applications will not be forwarded to the Historic District Commission.

APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for Historic District Commission review has been submitted. Furthermore, the applicant confirms that they have thoroughly read the "Historic District Commission, Information and Procedures" and agrees to comply with all requirements and procedures outlined therein.

_____ 1/8/15
Name Date

Community HealthCare Connections Exterior Signage

1. Front door vinyl signage – Michigan Avenue entrance

Proposed signage:

Current entrance:

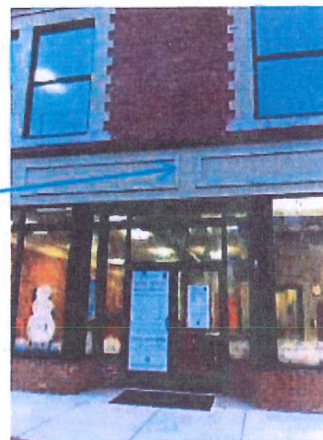


2. Front exterior hanging sign with bracket

- a. Aluminum composite, double sided, 46 inches long x 21.4 inches tall hung under bracket.
- b. Hanging bracket, mounted to wood trim, secured with Tapcon® anchors through brick exterior, 52.5 inches x 14 inches.

Sample bracket with hanging sign:

Current front of building:



Community HealthCare Connections Exterior Signage

3. Rear entrance – Hamblin Avenue entrance

Proposed signage:



Current rear entrance:



4. Rear exterior mounted sign mounted flush to brick building
- a. Aluminum composite, 95 inches long x 44 inches tall
 - b. Anchored to brick exterior with Tapcon® anchors.

Proposed Hamblin Avenue sign:



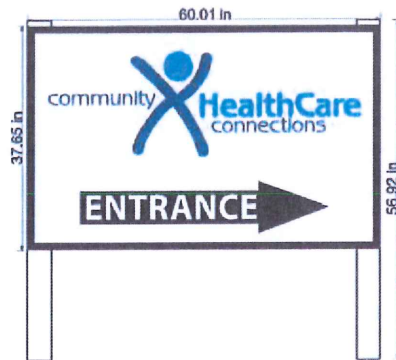
Current Hamblin Avenue view of building:



Community HealthCare Connections Exterior Signage

5. Monument sign for Hamblin Avenue parking Lot
 - a. Aluminum composite, 60 inches wide x 37.7 inches tall
 - b. 4x4 wooden posts with vinyl post covering
 - c. Positioned on west side of Hamblin Avenue Parking lot at least 15 feet from the street

Proposed monument sign:



Current view of parking lot:



Exhibit #1: Proposed Front Entrance (Facing Michigan Avenue)



Exhibit #2: Current Front Entrance (Facing Michigan Avenue)



Exhibit #3: Proposed Front Entrance Hanging Sign



Exhibit #4: Current Front of Building (Facing Michigan Avenue)

Hanging sign will be positioned above the door.

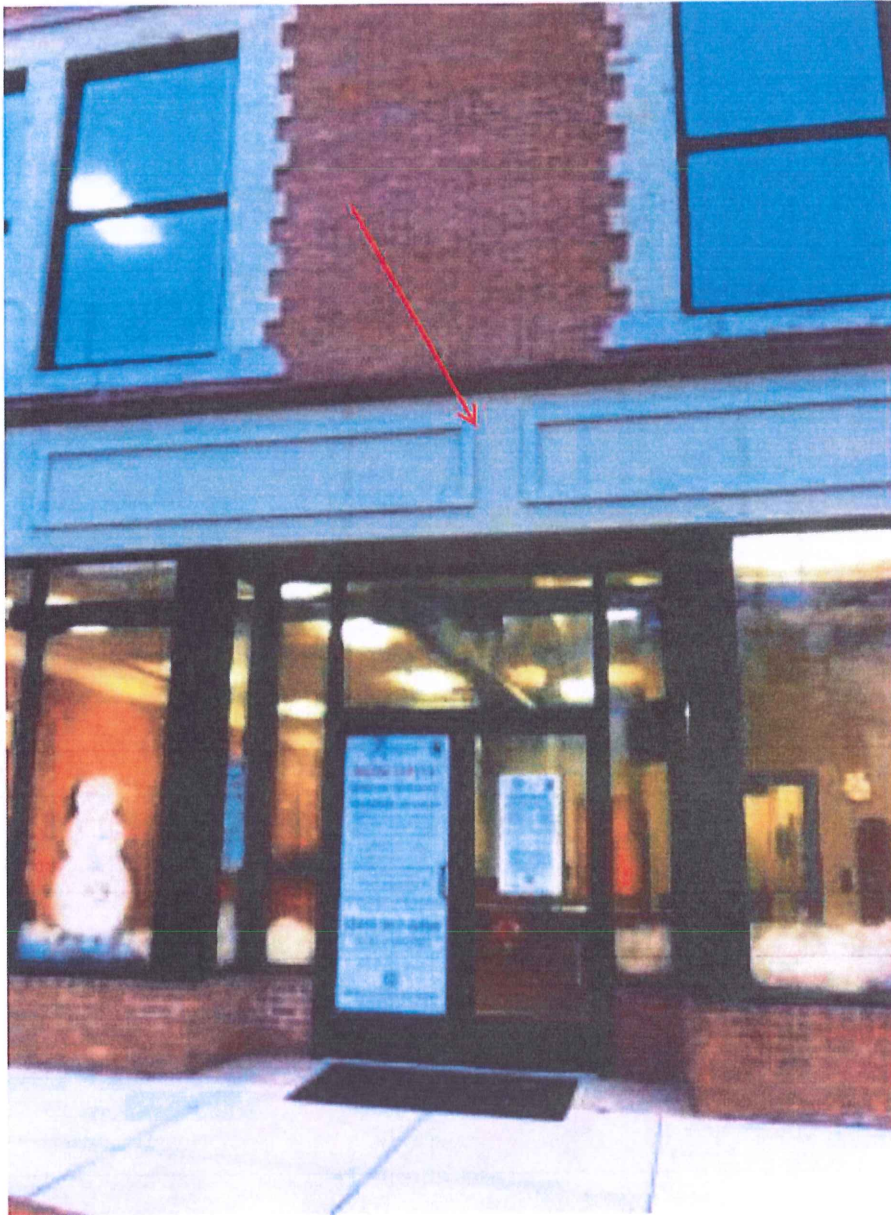


Exhibit 5: Proposed Rear Entrance (Facing Hamblin Avenue)



Exhibit 7: Current Rear Entrance (Facing Hamblin Avenue)



Exhibit 8: Proposed Monument Sign (on west side of parking lot facing Hamblin Avenue)



Exhibit 9: Current Parking Lot View

(Monument sign to be positioned by zoning standards at least 15 feet from the street.)

